



City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3025443

Address: 2029 24th Ave. S.

Applicant: JW Architects

Date of Meeting: Tuesday, April 18, 2017

Board Members Present: Charles Romero (Acting Chair)
Carey Dagliano Holmes
Sharon Khosla
David Sauvion

Board Members Absent: Julian Weber

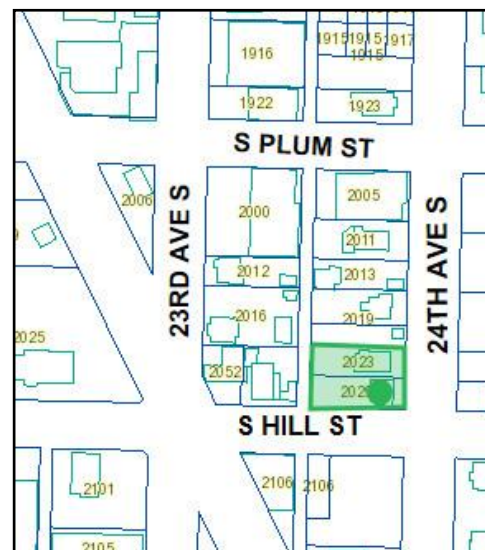
SDCI Staff Present: Sean Conrad

SITE & VICINITY

Site Zone: Commercial 1 – 40' height limit (C1-40)

Nearby Zones: (North) C1-40
(South) C1-40
(East) C1-40
(West) C1-65

Project site area: 9,005 square feet



Current Development:

The site is currently developed with a single-family residence and a duplex.

Surrounding Development and Neighborhood Character:

The site is located to the east of Rainier Ave S. and to the west of MLK where there is access to both light rail and numerous bus stops. The neighborhood is a mixture of single-family residences and small businesses. In general, the zoning potential of the neighborhood has not been reached and the proposed project would be one of the first on the block to take advantage to the height, bulk, and scale offered by the C1-40 zone.

Access:

Vehicular access is provided by an alley and 24th Ave. S. Pedestrian access occurs through an existing sidewalk system.

Environmentally Critical Areas:

The site contains the Liquefaction Prone Critical Area.

PROJECT DESCRIPTION

The proposal is for a 4-story apartment building containing 70 small efficiency dwelling units. Existing structures to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE April 18, 2017**PUBLIC COMMENT**

Prior to the Early Design Guidance meeting the Department received one comment letter concerned about parking. At the Early Design Guidance meeting no public comments were offered.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify concerns about the site and design concept, identify applicable

citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives, and eventual architectural design. Concerns with off-street parking are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance for the applicants:

1. Massing/Materials

- a. The Board favored the proposed massing of Option 3, the applicant's preferred option, to move forward to a recommendation meeting with changes as recommended by the Board. (CS2-D)
- b. The Board supported the applicant's material palette that included brick, fibercement and wood composite materials and felt that it complimented the adjacent building to the north. (CS2-D, CS3-A)

2. Façade:

- a. The Board had concerns about the location of the lobby and common room shown on the preferred Option C. The Board felt that the lobby needs to better respond to the pedestrian environment and existing built environment by creating an inviting entry space. The Board recommended the lobby and/or community room be relocated to the east side of the building, at the corner of 24th Avenue and Hill Street. The Board thought that situating one or both common areas in these locations is an appropriate response to create the pedestrian level of engagement appropriate at the street level at the intersection. (PL3-B, PL2-B, CS2-B)
- b. The Board felt that if ground level units on the east side of the building were to remain, then the entry to those units should be located off 24th Avenue to engage the street. The Board also felt enhanced landscaping and glazing at the ground level was appropriate along the east facing façade. (CS2-B)
- c. The Board had concerns about the lack of glazing and visual interest on the east facing façade shown for floors 2-4. The Board again felt that increased glazing, added architectural elements or possibly reorienting the upper level units should be included to these upper floors for this façade to create visual interest and compliment the building to the immediate north (MUP #3020618). (DC2-B)

3. Common Amenity Area:

- a. The Board felt a portion of the community room should include kitchen facilities to create a space to foster interaction between the residents of the building. (PL3-B)

- b. The Board requested the applicant look at providing other activity space within the lobby to promote interaction with the courtyard on the north side of the building. The Board reiterated that providing activity space on the ground floor next to the courtyard would assist in fostering interaction between residents of the building. (DC3-B)

4. Open Space/Courtyard

- a. The Board requested additional details for the Recommendation phase showing the how residents would access the courtyard, from inside the building and along 24th Avenue and the alley. The Board acknowledged that some form of fencing for security was appropriate, however, the design of the fencing should be porous to allow those within the courtyard and pedestrians along the street or alley to see in the courtyard area. (PL2-B)
- b. The Board requested a cross-section of the courtyard space and its relationship between this building and the proposed building to the north (MUP #3020618). (DC2-C)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance the following departure was requested for Option 3:

- 1. Street Level Ground Level Residential Uses (SMC 23.47A.008.D.2):** The Code restricts the floor of a dwelling unit located along the street-level street-facing facade to be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

Under preferred Option 3, the applicant is proposing the dwelling unit floor level along the street-level street-facing facade to be elevated between six inches to approximately 3 ½ feet above the sidewalk grade. In addition, the units along the street facing facade of Hill Street and 24th Ave. would have a setback varying from six inches to 8 ½ feet from the sidewalk edge. The presentation packet notes the departure request to locate the residential entries lower than 4 feet and closer than 10 feet to the sidewalk is due to topographic changes on the property.

The Board indicated they are inclined to consider the requested departure as they felt the design appears to demonstrate a well thought out entry sequence into the units and incorporating ground level treatment in the form of landscaping and planters to buffer the residential entries and associated floor from the adjacent streets. The Board requested a cross-section of the alley which would show the alley units and their respective floor and window locations with respect to the grade of the alley. (PL3-B)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-D Height, Bulk, and Scale

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B Architectural and Facade Composition

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application, with responses to all the guidance herein.

